

TOWN OF GROTON

Board of Health
173 Main Street
Groton, MA 01450

Date: Monday, May 15, 2023

Time: 7:00 PM

Location: 1st Floor Meeting Room, Groton Town Hall

Members Present: Michelle Collette, Robert J. Fleischer, Evan Thackaberry

Others Present: Stephen Poole, Troy Hebert, Olin and Leslie Lathrop

Michelle Collette called the meeting to order at 7:00 p.m.

Nashoba Paddler – River Camp Variance

A representative from Nashoba Paddler was present and requested the following annual variance to allow for a portable restroom and washing station to be utilized during their summer camp.

1. 105 CMR 430.370-Toilet Facilities

Robert Fleischer moved to grant the variances presented for the Nashoba Paddler summer camp as stated in the letter dated April 23, 2023.

Evan Thackaberry seconded and the motion carried.

116 SCHOOLHOUSE ROAD- Septic Design System Variance

Stephen Poole from Lakeview Engineering Associates presented on behalf of his clients Mr. and Mrs. Dawes and requested the following variance:

LOCAL VARIANCE:

1. Section 315-1 (B) Testing Requirement-Deep observation holes for the determination of groundwater elevations may be performed during the months of March and April. Use of holes other than March and April will be limited to Class II and Class III soils, with a percolation rate of greater than five minutes/inch. (Provided: August)

Ira Grossman said the request submitted would not require any action from the Board given that the policy does not require a variance if the only requirement is out-of-season testing for groundwater.

Mr. Poole said that Mr. Grossman requested that a profile be conducted and that it would be submitted tomorrow.

Ms. Collette said that there is no action that is necessary from the Board unless the applicant requests it.

Evan Thackaberry moved to grant the variance as presented for 116 Schoolhouse Road as stated in the letter dated May 3, 2023 with the conditions waived.

Robert Fleischer seconded and the motion carried.

248 CHICOPEE ROW- Variance Request to State Sanitary Code 410.250: Habitable Rooms Other than Kitchen -- Natural Light and Electrical Outlets

Troy Hebert presented on behalf of his clients, David and Melissa Hart and provided a brief overview of the proposed plans of refinishing the basement. Mr. Hebert said meeting the natural light requirement has been very challenging. A mini split ventilation system would be installed.

Ira Grossman had no objections.

Evan Thackaberry moved to grant the variances as presented for 248 Chicopee Row to the State Sanitary Code 410.250: Habitable Rooms Other than Kitchen -- Natural Light and Electrical Outlets described in the letter dated May 08, 2023 and that the Board of Health Decision Notice be recorded with the Middlesex South Registry of Deed prior to the issuance of the Building Permits.

Robert Fleischer seconded and the motion carried.

55 SUNSET ROAD- Deed Restriction Discussion

Homeowners Olin and Leslie Lathrop were present and provided a brief overview of their proposed plans. Mr. Lathrop would like to add a home office, and a sewing room, in order to acquire the two rooms numerous renovations will need to occur elsewhere. He said that there was inconsistent documentation found noting that the dwelling has a two bedroom deed restriction when in actuality it is a four bedroom dwelling.

Ms. Collette said that it was recommended by Ira Grossman and the Building Inspector that a home occupation permit be acquired. That would provide the proper documentation of the proposed use of the requested rooms. In regards to the error on the deed restriction it

occurred in the Assessors record and the corrected deed restriction would limit the dwelling to be a four bedroom.

The Board members briefly discussed if the deed restriction was necessary prior to commencing any construction.

Evan Thackaberry moved to accept the four-bedroom Deed Restriction for 55 Sunset Drive.

Robert Fleischer seconded and the motion carried.

REVIEW BOARD OF HEALTH REGULATIONS

The Board of Health reviewed the revised changes of the following regulations and was satisfied with the revisions.

Chapter 286 Hazardous Materials

Chapter 307 Solid Waste

Chapter 315 Subsurface Sewage Disposal

Chapter 322 Tobacco

Chapter 330 Wells

Ira Grossman recommended an editorial change to the Innovative/Alternative septic regulation as follows:

An Innovative/ Alternative Septic Systems leaching area does not have to meet 150% of the Title 5 requirement, however, is required to meet 100% of Title 5 requirement, therefore the reduced size permit by DEP approval is dated. The septic regulation should include that the use of an I/A system disposal area should be sized at 100% of the Title 5 requirement minimum rather than the reduced sizing allowed.

Robert Fleischer moved to accept the modifications to the Board of Health Regulations: Chapter 307 Solid Waste, Chapter 315 Subsurface Sewage Disposal, Chapter 322 Tobacco, Chapter 330 Wells, and Chapter 286 Hazardous Materials in the drafted revision dated May 1, 2023. Effective May 15, 2023.

Evan Thackaberry seconded and the motion carried.

OLD / NEW BUSINESS:

TOBACCO PERMIT- 6 BOSTON ROAD, 786 Mobil Mart, Inc.,

Michelle Collette said the business at 6 Boston Road has been conveyed to a new owner, so a new Tobacco Permit is required.

Robert Fleischer moved to grant a Tobacco Permit for 786 Mobil Mart, Inc, located at 6 Boston Road. Evan Thackaberry seconded and the motion carried.

MEETING MINUTES

The Board reviewed the meeting minutes dated May 1, 2023.

Evan Thackaberry moved to accept the meeting minutes dated May 1, 2023 as amended. Robert Fleischer seconded and the motion carried.

COVID – Updates to the Website

The official state of emergency has expired. Ms. Collette recommended that the BOH website be updated and all Covid related information be removed and be replaced with a link to the CDC Regulations and Nashoba Associated Board of Health.

Robert Fleischer moved to direct the IT Department to the Board of Health Website with respect to removing all State and Regional Covid related information and providing a link to both the CDC Regulations and Nashoba Associated Board of Health.

Evan Thackaberry seconded and the motion carried.

ON-GOING ISSUES

PFAS Updates

A homeowner in the vicinity of the Dunstable Town line conducted water quality testing and detected 6.16 parts per trillion for PFAS. Ms. Collette said that the EPA regulations remain under review and the results would be provided to the proper persons that are tracking PFAS levels.

Mr. Fleischer said that a neighbor of his questioned if the fire training site located on Nashua Road had been tested for PFAS. Ms. Collette said that area has not been tested.

Squannacook Sportsmen's Club Site Updates

The EPA remediation project completion date has been pushed back to July or August.

Evan Thackaberry moved to adjourn the meeting at 7:53pm. Robert Fleischer seconded and the motion carried.

Minutes by Kristine Fox

Approved: June 5, 2023